

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Boston**

State: **MA**

PJ's Total HOME Allocation Received: **\$122,128,634**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
				PJs in State: 19			
Program Progress:							
% of Funds Committed	92.05 %	91.03 %	8	90.66 %	69	65	
% of Funds Disbursed	87.77 %	84.95 %	5	81.06 %	82	78	
Leveraging Ratio for Rental Activities	11.43	7.56	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	91.21 %	91.54 %	12	81.27 %	56	39	
% of Completed CHDO Disbursements to All CHDO Reservations***	79.22 %	72.72 %	6	68.23 %	69	64	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	79.49 %	81.44 %	14	79.86 %	40	36	
% of 0-30% AMI Renters to All Renters***	49.74 %	49.59 %	11	44.82 %	64	58	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.66 %	96.41 %	15	94.65 %	35	28	
Overall Ranking:			In State:	6 / 19	Nationally:	78 75	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$32,793	\$26,175		\$25,419	1,516 Units	70.00 %	
Homebuyer Unit	\$47,645	\$15,910		\$14,530	586 Units	27.10 %	
Homeowner-Rehab Unit	\$25,079	\$14,817		\$20,251	63 Units	2.90 %	
TBRA Unit	\$0	\$3,760		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Boston MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$167,425	\$202,837	\$95,322
State:*	\$141,741	\$99,134	\$22,785
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 4.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	18.8	10.6	24.2	0.0
Black/African American:	55.1	51.5	50.0	0.0
Asian:	4.0	4.3	0.0	0.0
American Indian/Alaska Native:	0.3	0.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.1	0.2	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.2	0.9	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	1.3	2.9	3.2	0.0
Asian/Pacific Islander:	4.0	1.3	0.0	0.0

ETHNICITY:				
Hispanic	16.3	28.2	22.6	0.0

HOUSEHOLD SIZE:				
1 Person:	41.8	17.1	37.1	0.0
2 Persons:	24.6	21.9	29.0	0.0
3 Persons:	15.8	23.3	17.7	0.0
4 Persons:	11.7	22.6	4.8	0.0
5 Persons:	4.2	10.2	6.5	0.0
6 Persons:	1.4	2.9	3.2	0.0
7 Persons:	0.3	1.1	1.6	0.0
8 or more Persons:	0.3	0.9	0.0	0.0

HOUSEHOLD TYPE:				
Single/Non-Elderly:	30.9	25.7	33.9	0.0
Elderly:	22.5	2.5	19.4	0.0
Related/Single Parent:	32.4	31.1	25.8	0.0
Related/Two Parent:	10.9	27.5	11.3	0.0
Other:	3.4	13.3	9.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:		
Section 8:	46.1	2.3 [#]
HOME TBRA:	5.4	
Other:	15.2	
No Assistance:	33.3	

of Section 504 Compliant Units / Completed Units Since 2001 207

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Boston State: MA Group Rank: 78
(Percentile)
State Rank: 6 / 19 PJs Overall Rank: 75
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	91.21	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	79.22	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.49	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	94.66	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.85	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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